

OPENING

Chairman Merritt brought the meeting to order at 6:00 p.m. welcoming all in attendance and led the Pledge of Allegiance.

PRESENT

Chairman Harold Merritt
Mayor Marty Lisonbee
Board Member Neil Duncan
Board Member Ross Gregerson
Board Member Denny Bass

Town Recorder Michelle Kinney

Reports

1. Dale Harris Water Superintendent Report

Brent Miller, with drinking water usage, indicates a one percent loss in Cedar Point that was 230,000 gallons for the year which is under what they would have expected for our size facility. 13.9 percent loss in Apple Valley. He will be auditing the system every 30 days to check for theft/illegal connections and find out where the water is going that is unaccounted for. He Points out that theft of service and tampering and is punishable by law. Dale recommends that the board move forward with implementing code for theft of water.

Dale mentions a supposed main line through Coyote; anything over a 500 foot water line must be approved by the state engineer.

Two water connections are going in next week.

The state hasn't recognized that we own Canaan. They will be sending us a packet for the scheduling of sampling.

The report back on Well 59 looks good and no detect on everything that was tested for.

Mayor Lisonbee mentions Richard Fischer is trying to get people interested in pulling the main line over to Coyote.

Harold Merritt mentions that some residents had been using a fire hydrant to water the lawn.

Chairman Merritt will check other towns with policies in regards to water theft and see how they handle this. He will have a drafted policy for the next meeting.

Aaron Stout's meter and glass is broken and Dale will work on getting that fixed.

2. Rod Mills Engineering Report

TIMESTAMP: 12:30

Rod reports that some of the main line extensions in review for the Clifford Garrison extension look good at this point.

Dale reports that he got something from Christian Holt on his main line as well. Dale will be sending it to Rod.

Troy Eckert- has property over in the Paradise area. He is looking to extend his main line.
(Denny Bass left the chamber)

Shawn Bennet on behalf of Kendra Webb is interested in a main line extension to add a fire hydrant for an additional parcel that is not part of the subdivision.

Discussion and Action

3. Report on water valves in streets covered by pavement

TIMESTAMP: 16:00

Chairman asks Dale to start marking these so they can start working on them as time allows. Starting with the ones of highest priority.

4. Canaan Water Connection Policy Phase 1

There are 3 lots in phase one that haven't been built on. With the purchase of this system the owners will be allowed by the State to build. Let's grandfather one acre foot of water to them and time and material for meter hookup.

Rod mentions that the state only allowed the district to buy rights appertaining to the existing subdivision. That purchase was done through the Canaan Springs company purchase. The rest of the water coming into the system is coming through the bank or the reserve.

(Denny Bass returns to chamber)

MOTION: Board Member Ross Gregerson motions that we gift one acre foot of water for each lot in Canaan springs phase one with the owner to pay the impact fee and time and materials to connect the meter.

SECOND: Board Member Duncan

VOTE: Chairman Merritt called for a vote:

| | |
|--------------------------|-----|
| Board Member Gregerson – | Aye |
| Board Member Bass – | Aye |
| Board Member Duncan - | Aye |
| Chairman Merritt – | Aye |
| Mayor Lisonbee- | Aye |

The vote was unanimous and the motion carried.

5. Gooseberry Project

Rod Mills -We need to add the cost of services for inspection and reviews. This will be a meter with 2 lines and they need to pay for this and all the main line connections from the new tank.

Mayor Lisonbee said his agreement said they will build the tank and the district will take the water to the property line at the district expense. Mayor Lisonbee mentions he is confused on the 25 acres feet of water per year.

Rod Mills mentions that the calculations he did indicate they must provide 25 acres feet of water rights in municipal service to run their business. Under the agreement he has put in that they will not be required to give any additional water shares or rights. The water rights must be transferred by warranty deed.

Mayor Lisonbee asks if this lock us in in some way if they want to put in a facility or swimming pool. Rod included a pool in the calculation. Rod mentions if they add anything more we will be able to change our requirements.

Denny Bass-What are we charging for the impact and hookup fees for this- Rod states \$150,000 total fees for the 120 units. We did take some charges off for the building of the tank.

Dale Harris mentions if they are using additional water can see that by the meter reading.

6. Jepson Canyon Project

They should be sending out the water agreement soon.

TIMESTAMP: 36:00

7. Canaan Water Connection Policy Phase 1

BLM connection- we requested a Web transfer from the BLM and Chairman hasn't heard anything since. Rod hasn't heard anything and will follow up. Some of our other business could also be rolled into this.

8. Impact Fee Study

Mayor mentions he needs to discuss this more with Ben and see where things are. Look at the possibility for grants.

9. New Discussion topics

Chairman mentions the ladder and cage for the hill tank- Price Nelson said he can build one. He is looking around to find a cage.

Denny Bass mentions he went to a training session with the USDA. He shares fees that are charged in other cities and towns for water. We are the second lowest of all cities that he talked too for water fees. Big Plains is one of the highest on impact fees. He shares the fees that other towns are charging. He shares what some of these other town's recommend.

BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT April 4, 2019 6:00 p.m.
Board Regular Meeting Minutes
Town Hall

- Shutdown alert (phone tree) maybe an auto dial system to get phone numbers set up for emergency calls.
- We only have 7 days to inform the state if something happens to the water master. If something happened other towns have trained 2 other people who could fill in.
- They put together a video that shows all the processes. Operations manual
- GPS all the water system and map it on google earth.
- Master plan for the system.
- Emergency response plan
- They recommended insurance plans.

Board discusses the possibility of having Ben send out automated text or voice messages to resident phones in case of an emergency.

Adjournment

MOTION: Chairman Merritt motions to adjourn

SECOND: Denny Bass

VOTE: Chairman Merritt called for a vote:

| | |
|--------------------------|-----|
| Board Member Gregerson – | Aye |
| Board Member Bass – | Aye |
| Board Member Duncan - | Aye |
| Chairman Merritt – | Aye |
| Mayor Lisonbee- | Aye |

The vote was unanimous and the motion carried.

Meeting adjourned at 6:56 p.m.

Date approved: 6 June 2019


Harold Merritt, Chairman

ATTEST BY: 
Michelle Kinney, Recorder